



OFFERING MEMORANDUM

**610 E HYDE PARK BLVD,
INGLEWOOD, CA 90302**

12-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY SUMMARY

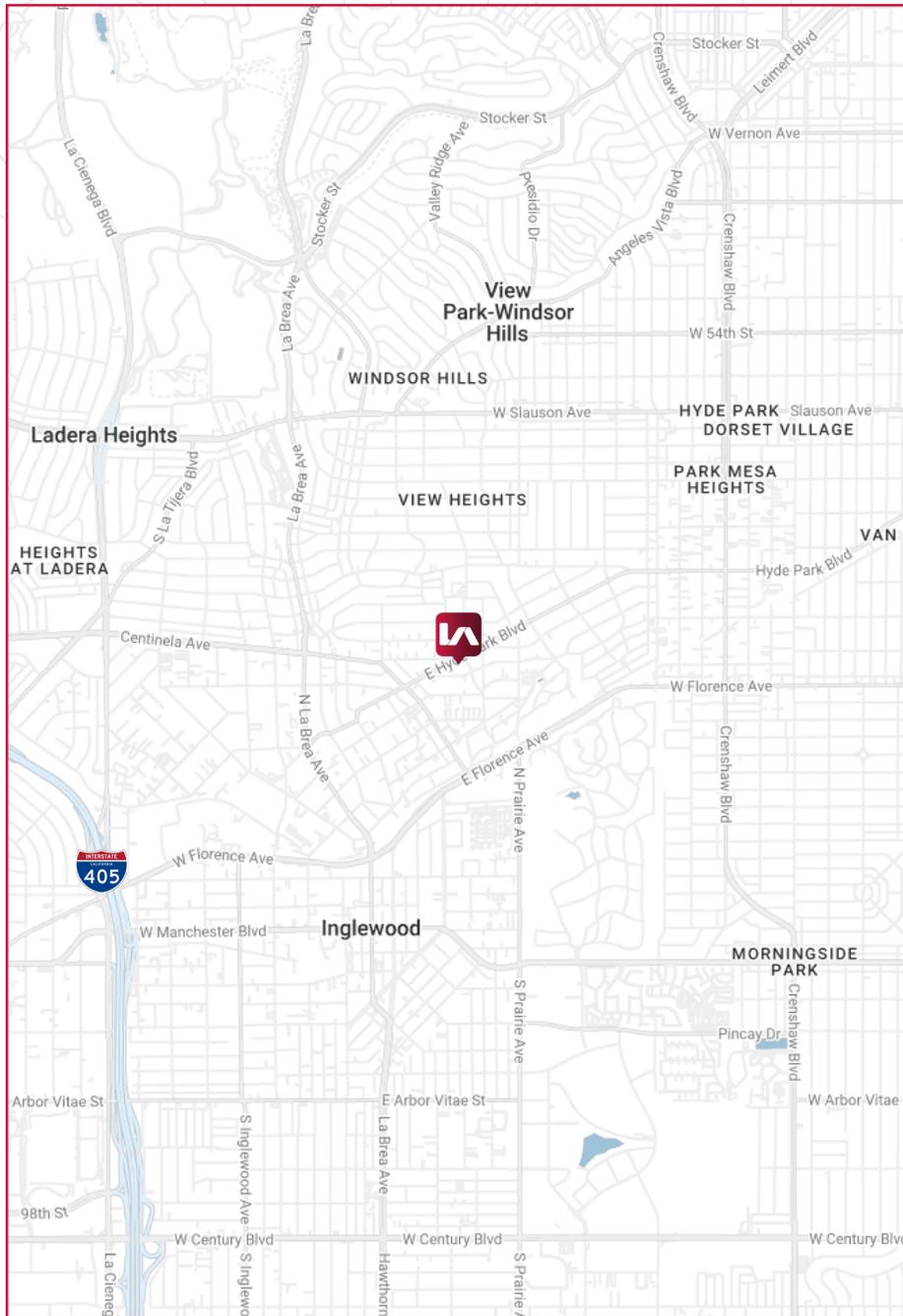
NUMBER OF UNITS	12
GROSS LEASABLE AREA	8,846 SF
PRICE PER SF	\$350.56
PRICE PER UNIT	\$258,333
YEAR BUILT	1963
APPROX. LOT SIZE	12,054 SF (0.28 AC)
CURRENT CAP RATE	5.84%
PRO FORMA CAP RATE	7.23%
APN	4014-023-020
ZONING	R-3



\$3,100,000
OFFERING PRICE

5.84%
CURRENT CAP

10.52
CURRENT GRM



INVESTMENT OVERVIEW

Lee & Associates is pleased to present 610 E Hyde Park Blvd, a 12-unit multifamily investment opportunity located in an excellent area of Inglewood, California. This property provides investors with an excellent apartment opportunity in one of Los Angeles County's most dynamic rental markets, just minutes from SoFi Stadium, the Kia Forum, and the new Intuit Dome, all of which continue to fuel massive economic and residential growth throughout the area.

The property sits on a 12,054 square foot lot and features approximately 8,846 rentable square feet. Built in 1963, the building consists of a desirable unit mix of 1-, 2- and 3-bedroom units, appealing to a wide range of tenants. Most units are currently leased below market, offering substantial upside potential through interior renovations and rent repositioning. This investment is ideal for those seeking strong in-and stable income with room for long-term appreciation.

The building is separately metered for gas and electricity, allowing for efficient management and reduced operating costs. Residents enjoy gated access, on-site parking, and proximity to key employment, entertainment, and transportation hubs. The property's central Los Angeles location near the Beach Cities, LAX, Playa Vista, and major freeways (405, 105, and 110) ensures sustained tenant demand and continued rent growth potential.

PROPERTY HIGHLIGHTS

- 12-unit multifamily property in the best part of Inglewood, California
- Excellent Unit Mix with mostly 2- and 3-bedroom units
- Well-maintained with new roof in 2017.
- Built in 1963 with approximately 8,846 gross rentable square feet situated on a large 12,054 square foot lot.
- Strong operating history with significant upside in rents
- Separately metered for gas and electricity
- Ample on-site parking and gated access
- Prime location near SoFi Stadium, Kia Forum, and Intuit Dome Close to LAX, Downtown LA, and major freeways (405, 105, 110)

PRICING BREAKDOWN

OFFERING PRICE	\$3,100,000
PRICE PER SF:	\$350.56
PRICE PER UNIT:	\$258,333
CURRENT GRM	10.52
PRO FORMA GRM	9.14
CURRENT CAP RATE	5.84%
PRO FORMA CAP RATE	7.23%

THE PROPERTY

UNITS	12
YEAR BUILT	1963
GROSS LEASABLE AREA	8,846 SF
LOT SIZE	12,054 SF (0.28 AC)
APN	4014-023-020
ZONING	R-3

ANNUALIZED OPERATING DATA

CURRENT RENTS			MARKET RENTS		
Scheduled Gross Income	\$294,637		Scheduled Gross Income	\$339,192	
Vacancy Rate Reserve	8,839	3.00% ¹	Vacancy Rate Reserve	10,176	3.00% ¹
Gross Operating Income	285,798		Gross Operating Income	329,016	
Expenses	104,802	35.57% ¹	Expenses	104,802	30.90% ¹
Net Operating Income	180,996		Net Operating Income	224,214	
Loan Payments	0 (Financing Available)*		Loan Payments	0 (Financing Available)*	
Pre Tax Cash Flows	180,996	5.84%²	Pre Tax Cash Flows	224,214	7.23%²
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	180,996	5.84%²	Total Return Before Taxes	224,214	7.23%²

¹As a percent of Scheduled Gross Income | ²As a percent of Down Payment

* Available financing in the range of 60% to 65% LTV, 30-year Amortization, Rates 5.4% to 5.8% with possible interest only periods. Check with agent for real time loan quotes.

ESTIMATED ANNUALIZED EXPENSES

Taxes	1.28%	\$39,680
Insurance		\$15,000
Electric		\$1,386
Gas		\$4,137
Water/Sewer		\$8,706
Trash		\$6,572
Landscaping		\$1,325
Pest Control		\$1,479
Maint & Repair	5%	\$14,732
Management	4%	\$11,785
Total Expenses:		\$104,802
Per Net Sq. Ft:		\$11.85
Per Unit:		\$8,734

PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	SIZE (SF)	CURRENT		PRO FORMA		
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME	
1	3+2	825	\$2,555	\$2,555	\$2,695	\$2,695	
2	2+2	730	\$2,000	\$2,000	\$2,250	\$2,250	
3	2+2	730	\$1,822	\$1,822	\$2,250	\$2,250	
4	3+2	825	\$2,495	\$2,495	\$2,695	\$2,695	
5	2+2	730	\$1,200	\$1,200	\$2,250	\$2,250	
6	2+2	730	\$1,995	\$1,995	\$2,250	\$2,250	
7	2+2	730	\$1,890	\$1,890	\$2,250	\$2,250	
8	2+2	730	\$1,970	\$1,970	\$2,250	\$2,250	
9	3+2	900	\$2,200	\$2,200	\$2,695	\$2,695	
10	2+2	733	\$1,995	\$1,995	\$2,250	\$2,250	
11	2+1	730	\$2,195	\$2,195	\$2,195	\$2,195	
12	1+1	450	\$1,895	\$1,895	\$1,895	\$1,895	
TOTAL SCHEDULED RENT				\$24,212	\$27,925		
LAUNDRY				\$241	\$241		
OTHER INCOME				\$100	\$100		
MONTHLY SCHEDULED GROSS INCOME				\$24,553	\$28,266		
ANNUALIZED SCHEDULED GROSS INCOME				\$294,637	\$339,192		







CITY OF INGLEWOOD OVERVIEW

Inglewood is a charter city located in southwestern Los Angeles County within the Greater Los Angeles metropolitan area. The city encompasses approximately 9.1 square miles and had a 2020 Census population of 107,762, making it one of the larger and more established municipalities in the South Bay region.

Strategically positioned near the I-405 and I-105 freeways, Inglewood offers convenient access to Downtown Los Angeles, Los Angeles International Airport, and major employment centers throughout the South Bay and Westside. This central location supports consistent residential demand from a diverse workforce base, including transportation, healthcare, education, and service-sector employees.

Inglewood was incorporated in 1908 and has a long history of growth tied to regional transportation infrastructure and economic development. In recent years, the city has benefited from significant public and private investment, reinforcing its role as a key residential and employment hub within Los Angeles County.

From a multifamily investment standpoint, Inglewood is characterized by high renter demand, limited land availability, and rising replacement costs, which continue to support stable occupancy and long-term rental growth. Relative affordability compared to adjacent coastal and Westside submarkets further strengthens the city's appeal to renters and investors alike.

Inglewood is governed under a council-manager form of government, which has supported long-term planning initiatives focused on infrastructure improvements, housing, and economic development. Ongoing municipal efforts emphasize transit accessibility, neighborhood reinvestment, and responsible density, all of which contribute to the city's continued evolution as a livable urban environment.

The city's strong regional positioning, combined with its established residential neighborhoods and access to public transportation, continues to attract a broad renter demographic. These characteristics, along with steady population density and proximity to major job corridors, underpin Inglewood's durability as a multifamily market and support long-term investment stability within Los Angeles County.

CITY OF INGLEWOOD - PREMIER SPORTS & ENTERTAINMENT HUB OF LOS ANGELES



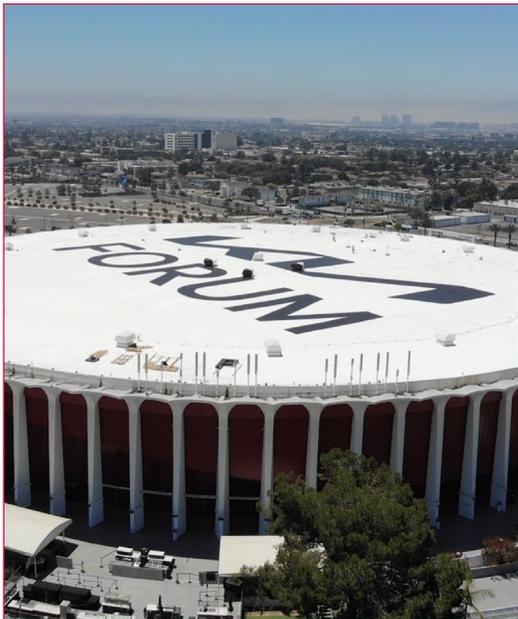
SOFI STADIUM

A state-of-the-art sports and entertainment complex located at 1001 Stadium Drive, Inglewood, CA 90301. Opened in September 2020, it is the home of the Los Angeles Rams and Los Angeles Chargers and is currently the largest stadium in the NFL at 3.1 million square feet.



INTUIT DOME

Intuit Dome is a \$2 billion, 18,000-seat, high-tech arena in Inglewood, California, that opened on August 15, 2024, as the new home for the NBA's LA Clippers. Privately funded by Clippers owner Steve Ballmer, the venue features "The Wall" (51 rows of steep, uninterrupted seats), the massive "Halo Board" video screen, and extensive, sustainable, and tech-forward fan amenities.



KIA FORUM

Originally The Forum, the Kia Forum is an iconic multi-purpose indoor arena located at 3900 West Manchester Blvd, Inglewood, CA 90305. Originally opened in 1967, it is a historic landmark recognized for its unique Roman-style architecture and its legacy as the former home of the Los Angeles Lakers and Kings. Today, it serves as a premier destination for major concerts, award shows, and entertainment events.



HOLLYWOOD PARK

Hollywood Park is a 300-acre sports and entertainment destination in Inglewood, California, anchored by SoFi Stadium and YouTube Theater. Currently in 2026, the district is rapidly expanding its lifestyle offerings, including new retail tenants, the upcoming Kali Hotel and Rooftop (opening September 2026), and the construction of Hollywood Park Studios, a major media and broadcast hub.

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